

Unit 304 - Sea Monarch

304 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10468957
 Status: Active
 Size: 2,430 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Fee Simple Garage, Guest Parking
 View: Ocean View, Pool Area View, Water View
 List Price: \$929,000
 List PPSF: \$382
 Valuated Price: \$655,000
 Valuated PPSF: \$292

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 238
 Number of active listings for rent: 9
 Number of active listings for sale: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

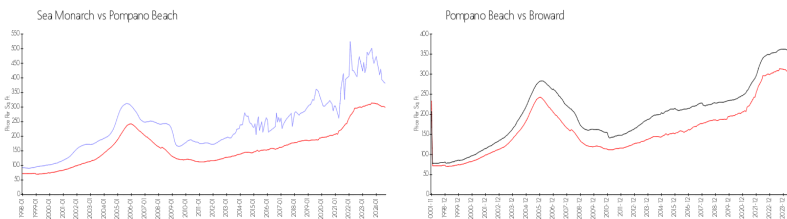
Building Association Information

Sea Monarch Condominium Association Inc
 111 N Pompano Beach Boulevard
 Pompano Beach, FL 33062-5718
 (954) 781-1591

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	1,600 sq ft	Nov 2024	\$660,000	\$413
812	1,450 sq ft	Sep 2024	\$543,900	\$375
1612	1,455 sq ft	Jun 2024	\$530,000	\$364
601	1,900 sq ft	Jun 2024	\$850,000	\$447
913	1,455 sq ft	May 2024	\$700,000	\$481

Market Information



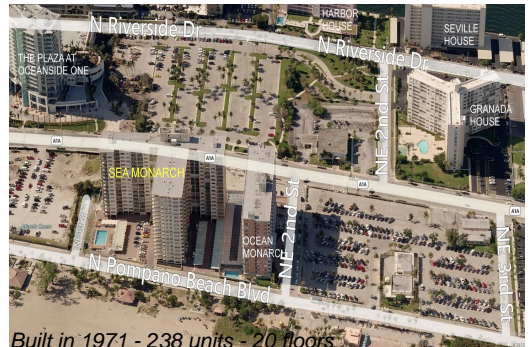
Sea Monarch: \$381/sq. ft. Pompano Beach: \$299/sq. ft.
 Pompano Beach: \$299/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Sea Monarch 6%
 Pompano Beach 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Sea Monarch 88 days
 Pompano Beach 79 days



Broward

74 days